

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	11	+ 57.1%	37	37	0.0%
Closed Sales	10	10	0.0%	39	32	- 17.9%
Median Sales Price*	\$401,850	\$355,000	- 11.7%	\$340,000	\$355,000	+ 4.4%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	29	38	+ 31.0%
Percent of Original List Price Received*	103.9%	102.9%	- 1.0%	100.7%	101.0%	+ 0.3%
New Listings	9	16	+ 77.8%	45	58	+ 28.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

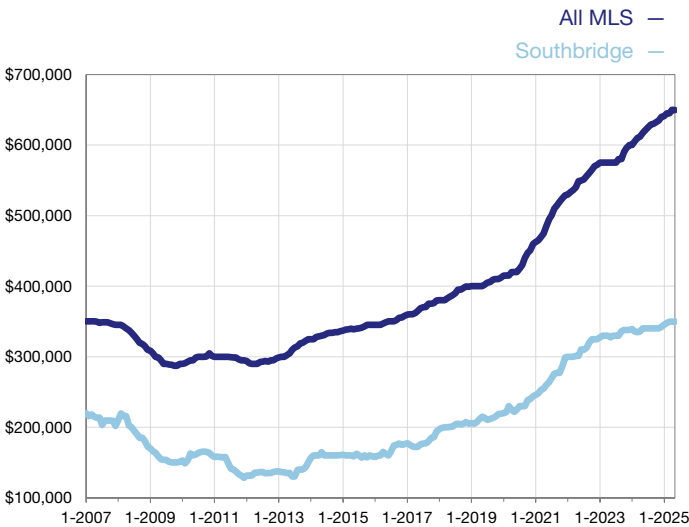
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	3	5	+ 66.7%
Closed Sales	1	0	- 100.0%	4	5	+ 25.0%
Median Sales Price*	\$210,000	\$0	- 100.0%	\$210,000	\$224,000	+ 6.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	18	34	+ 88.9%
Percent of Original List Price Received*	95.5%	0.0%	- 100.0%	98.8%	93.8%	- 5.1%
New Listings	1	1	0.0%	4	7	+ 75.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

